



Meeting Date: August 15, 2018
Agenda Item: # _____

Mission Statement

It is the mission of the City of Fernley to provide all municipal services in a proactive, innovative, and fiscally responsible way to continue to enhance the community's quality of life, provide a high level of responsive local government services, and promote future prosperity and the balanced growth of the community.

CITY OF FERNLEY CITY COUNCIL MEETING STAFF REPORT

REPORT TO: Mayor & City Council
REPORT THRU: Daphne Hooper, City Manager
REPORT BY: **Tim Thompson, Planning Director**
REVIEWED BY: Brent Kolvet, Deputy City Attorney
REVIEWED BY: Denise Lewis, Finance Director

AGENDA ITEM: **Public Hearing, MPA 2018-002** – Consideration and possible action to Adopt Resolution 2018-011, Certifying the Planning Commission's approval of the City of Fernley Comprehensive Master Plan consistent with Nevada Revised Statutes (NRS) 278.150 to 278.240 and repeal of existing City of Fernley Comprehensive Master Plan. The Master Plan contains guiding principles, goals, policies, implementation strategies, and various supporting maps, including a land use plan map. These components of the Master Plan will guide future decisions related to development and land use, natural resources, mobility, infrastructure, public services, and other issues of interest to the City and its citizens as the community experiences new growth and development.

ACTION REQUESTED: Consent Ordinance Resolution Motion Receive/File

RECOMMENDED ACTION BY CITY COUNCIL

"I move Adopt Resolution 2018-011, Certifying the Planning Commission's approval of the master plan amendment associated with MPA 2018-002 to adopt the City of Fernley Comprehensive Master Plan and repealing the existing comprehensive master plan."

Key Points:

1. The Master Plan contains guiding principles, goals, policies, implementation strategies, and various supporting maps, including a land use plan map. These components of the Master Plan will guide future decisions related to development and land use, natural resources, mobility, infrastructure, public services, and other issues of interest to the City and its citizens as the community experiences new growth and development.

POLICY REFERENCE

Nevada Statutes: NRS 278.150

Fernley Municipal Code: FMC Title 32

Policies & Procedure Manual: N/A

Community Assessment: N/A

Fernley Development Code: N/A

Other:

ANALYSIS:

The City of Fernley last updated its master plan in November 2005. Since that time, the city along with the rest of the nation suffered through The Great Recession. Through the economic development efforts of the State of Nevada and other regional economic development authorities, the Northern Nevada region has seen a significant increase in employment opportunities. With this job creation comes additional population growth and the need for additional public services and facilities.

The purpose of the City's Master Plan is to guide decision making regarding the physical development of the City. The Master Plan identifies current issues and needs in the community based on research, analysis, and public input, and sets forth goals, policies, and action strategies to address these issues.

The City of Fernley Master Plan is intended to address questions such as:

- What does the City look like in 20 years?
- What will the population be?
- What will job growth look like?
- Do we have enough housing and the right type of housing to support the population and job growth?
- What amenities should our City have? Parks? Open Space? Public Services? Better access to goods, services, and entertainment?
- What areas are appropriate for future housing and employment growth?
- How do we implement revitalization of the Downtown Core?

Adoption of the updated comprehensive master plan will further the City's mission *"to provide all municipal services in a proactive, innovative, and fiscally responsible way to continue to enhance the community's quality of life, provide a high level of responsive local government services, and promote future prosperity and the balanced growth of the community."*

In reviewing the existing master plan document, staff determined that many of the goals and policies were still relevant. However, it was determined that all the associated data should be updated to provide better guidance.

The most significant changes to the revised master plan occurred in Chapter 1 (Population, Housing, and Employment) and Chapter 3 (Land Use).

The University of Nevada Reno's University Center for Economic Development (UCED) was enlisted to conduct research and update the data within Chapter 1 (Population, Housing, and Employment). The current Chapter 1 only discusses population and housing. Staff determined that employment should also be a consideration in future land use assumptions.

Chapter 3 (Land Use) was completely revamped. Although the goals and policies contained within the section were retained with little modification, the land use designations, locational criteria and characteristics, and land use map have a new look. Some land use categories were combined into a single category and several new categories were created. The over-arching goal was to help promote investment or reinvestment of properties located within the city's core. There are numerous properties within the city that are either vacant or underutilized which are ripe for additional development. Many of these properties are already served by existing infrastructure. This infill development can help to provide greater efficiencies with respect to public services and facilities by utilizing existing capacity of infrastructure that is already being maintained.

One significant addition to the Land Use chapter was the introduction of Future Planning Areas. The purpose was to identify areas where future development may occur and establish "ground rules" for development. These Future Development Areas will be required to have an Area Plan developed by the City, Property Owner(s), and/or Developer(s) to create a unified vision for the area and cumulatively address development challenges including land use, transportation, drainage facilities, community infrastructure (water and waste water), community services (police and fire), physical constraints, conservation, and parks and open space. The existing zoning or land use shall not be intensified in any of these areas until an Area Plan has been approved and adopted by the City of Fernley to ensure concurrency management, and the provision of new infrastructure and City services can be provided concurrently with new development.

Chapter 2 (Conservation), Chapter 4 (Transportation), and Chapter 5 (Public Services and Facilities) were updated to reflect current data, plans, studies, and trends. These sections also support the proposed land use plan.

PROJECT SUMMARY

Chapter 1 – Population, Housing, & Employment

- ✓ Population doubles to 40,000+ in 20 years
- ✓ Fernley shifts away from a bedroom community – Live/Work/Play
- ✓ New employment opportunities needed
- ✓ Diversification in housing needed; more of the missing middle to support multi-generational needs, new employment, and affordability

Chapter 2 – Conservation

- ✓ As population increases preserve cultural, scenic, and natural resources
- ✓ Protect open space and conservation areas
- ✓ Protect water resources
- ✓ Protect steep slopes and drainage ways
- ✓ Enhance and embrace cultural resources through preservation and art

Chapter 3 – Land Use

- ✓ Plan for the future – population and employment growth
- ✓ New land use categories and criteria established
- ✓ A balanced Land Plan for the City
 - Compatible with adjacent developments
 - Timed with available public services
 - Provides a mix of housing options
 - Provides opportunity for employment growth
- ✓ Support Downtown Revitalization
- ✓ Allow for future development areas to be planned comprehensively
- ✓ Creates a Land Plan that can be implemented to support the City's goals and policies
- ✓ Land Plan focused on guiding development, Zoning code to establish detailed design criteria

Chapter 4 – Transportation

- ✓ Establishes the framework for implementation of key transportation improvements
- ✓ Identifies the critical needs versus the future needs
- ✓ Better supports the Land Plan, as well as population and employment growth
- ✓ Plans for future multimodal opportunities
- ✓ Plans for improving connectivity and supporting the Downtown Revitalization Project

Chapter 5 – Public Services & Facilities

- ✓ Ensures the Land Plan is aligned with water and wastewater resources
- ✓ Builds on the Parks Master Plan to better align with growth projections
- ✓ Collaboration with Lyon County School District
- ✓ Collaboration with Lyon County Sheriff
- ✓ Establishes the framework for Concurrency Management, Fire Protection, in future development areas

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact? NO
2. Is it Currently Budgeted? NA
3. If Budgeted, Which Line Item/Account?

FISCAL SYNOPSIS:

The City Council budgeted \$100,000 in FY 17/18 for the master plan update. The total cost was approximately \$85,000.

BACKGROUND INFORMATION

See PRIOR ACTION/REVIEW Section

PRIOR ACTION/REVIEW

<u>Date:</u>	<u>Action/Review:</u>
November 2005	Last update
November 2017	2018 Update Kick-off meeting and research
December 2017 – February 2018	Data Collection and analysis, Draft chapter 1 – the base info for the plan,
February 26, 2018	Joint Redevelopment and Master Plan Update Workshop
March 7, 2018	City Council Workshop to discuss Population, Housing, and Employment projections and direction for the Master Plan
March 14, 2018	Planning Commission Workshop to discuss Population, Housing, and Employment projections and direction for the Master Plan
April – May 2018	Comprehensive Master Plan document development continues
May 23, 2018	Public Workshop for the Master Plan
June 29, 2018	Draft 2018 Comprehensive Master Plan Complete
July 25, 2018	City Council Workshop
July 26 – August 8	Draft updated based on workshop
August 8, 2018	Planning Commission Meeting for Plan Adoption
August 15, 2018	City Council Meeting for Master Plan Adoption

ATTACHED INFORMATION

1. Resolution 18-011
2. City of Fernley Comprehensive Master Plan